

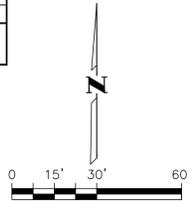
IMPERVIOUS COVER IN WATERFRONT OVERLAY DATA			
TOTAL SITE AREA	53,003 SF	NOTE: EXISTING IMPERVIOUS COVER CALCULATIONS BASED ON ALTA/ACSM LAND TITLE SURVEY BY 4WARD LAND SURVEYING DATED APRIL 24, 2014	
SITE AREA IN PRIMARY SETBACK	25,423 SF		
SITE AREA IN SECONDARY SETBACK	27,580 SF		
EXISTING IMPERVIOUS COVER IN PRIMARY SETBACK		PROPOSED IMPERVIOUS COVER IN PRIMARY SETBACK	
BUILDING A	3,338 SF	BUILDING A	3,338 SF
BUILDING B	2,211 SF	BUILDING B	2,211 SF
CONCRETE WALK	7 SF	WOOD DECK	550 SF
WOOD DECK	306 SF	CONCRETE PATIO	1,471 SF
TIN SHED	37 SF	CONCRETE PAVING	3,040 SF
TIN SHED	51 SF		
CONCRETE STEPS	21 SF		
WOOD STEPS	12 SF		
CONCRETE STEPS	11 SF		
DOG HOUSE	18 SF		
WOOD DECK AND RAMP	89 SF		
COVERED CONCRETE	117 SF		
STONE PAVERS	98 SF		
IMPERVIOUS GRAVEL	151 SF		
CONCRETE PAVING	4,143 SF		
TOTAL IMPERVIOUS	10,610 SF	TOTAL IMPERVIOUS	10,609 SF
	41.73%		41.73%
EXISTING IMPERVIOUS COVER IN SECONDARY SETBACK		PROPOSED IMPERVIOUS COVER IN SECONDARY SETBACK	
BUILDING A	14,028 SF	BUILDING A	18,815 SF
BUILDING B	626 SF	BUILDING B	1,370 SF
CONCRETE PAVING	9,288 SF	CONCRETE PAVING	3,311 SF
CONCRETE WALK	25 SF	CONCRETE WALKS/PATIOS	472 SF
TOTAL IMPERVIOUS	23,968 SF	TOTAL IMPERVIOUS	23,968 SF
	86.90%		86.90%
TOTAL EXISTING IMPERVIOUS COVER	34,577 SF	TOTAL PROPOSED IMPERVIOUS COVER	34,577 SF
	65.24%		65.24%

PARKING DATA - REQUIRED				
USE	PARKING RATIO	SPACES	ACCESSIBLE	
HOTEL	0.8 PER ROOM	64	3	
RESTAURANT	10 PER 1,000 GSF	41	2	
TOTAL PARKING REQUIRED - UNDER APPENDIX A		105	5 (1 VAN)	
PARKING DATA - PROVIDED				
	SPACES	VAN	ACCESSIBLE	
SURFACE LOT	15	1	5	
STREET PARKING	18	0	0	
GARAGE (ACROSS STREET)*	72	0	0	
TOTAL PROVIDED	105	1	5	
*NOTE: A PARKING AGREEMENT WITH THE LOT NORTH OF RED BLUFF ROAD WILL BE ESTABLISHED DURING THE SITE PLAN PART B REVIEW PROCESS.				
BICYCLE PARKING - REQUIRED / PROVIDED				SPACES PROVIDED
5% OF PARKING REQUIRED = (105*.05) = 5.25 BIKE SPACES REQUIRED				5

BUILDING DATA				
AREA	EXISTING	PROPOSED	ALLOWABLE PER BASE GR ZONING	
BASEMENT*	- SF	4,000 SF		
FIRST FLOOR	20,203 SF	20,140 SF		
SECOND FLOOR	1,747 SF	18,200 SF		
THIRD FLOOR	- SF	14,662 SF		
TOTAL ENCLOSED GROSS FLOOR AREA	21,950 SF	57,002 SF	53,003 SF	
FAR*	0.41 :1	1.00 :1	1.00 :1	
BUILDING COVERAGE	20,203 SF	20,185 SF	39,752 SF	
	38.12%	55.74%	75.00%	
*Basement area is not included in FAR calculations				
BUILDING AREA BY USE		EXISTING	PROPOSED	
AUTO/MOTORCYCLE REPAIR		13,400 SF	- SF	
COMMERCIAL KITCHEN		5,250 SF	- SF	
VACANT		3,300 SF	- SF	
HOTEL (79 ROOMS)		- SF	48,916 SF	
RESTAURANT		- SF	4,086 SF	
TOTAL		21,950 SF	53,002 SF	

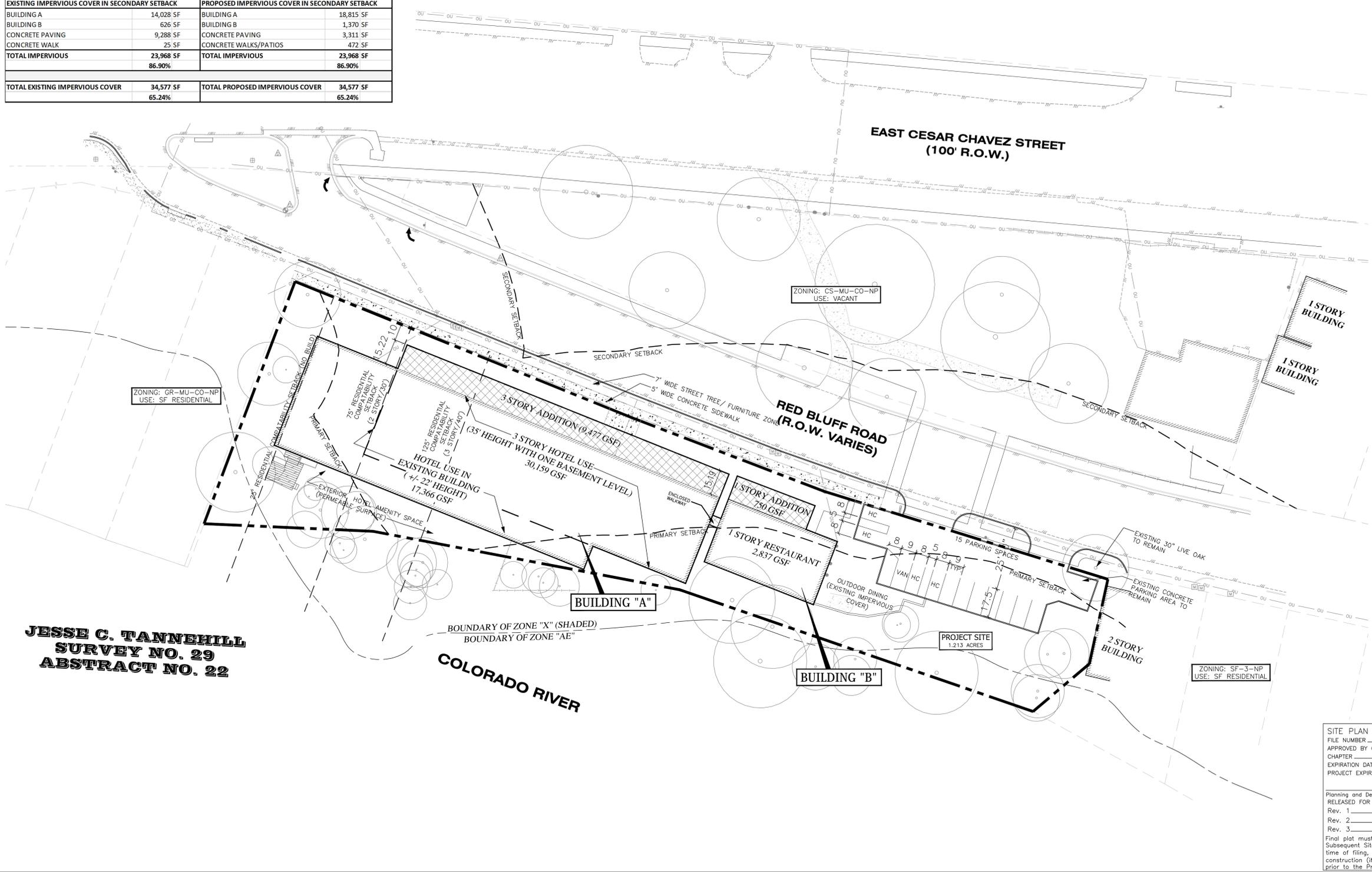
SITE DATA - ZONING: GR-MU-CO-NP			
SITE AREA (A.C.)	EXISTING	PROPOSED	REQUIRED/ALLOWABLE
	1.21	1.21	-
LAND USE	AUTO BODY SHOP/ COMMERCIAL KITCHEN	HOTEL AND RESTAURANT	GR-MU-CO-NP (Including Hotel and Restaurant)
IMPERVIOUS COVER (%)*	65.2%	65.2%	65.2%
IMPERVIOUS COVER (SF)*	34,577	34,577	34,577
MAX. BUILDING HEIGHT (FT)**	-	35	35
MAX. NUMBER OF STORIES	-	3	3

* See Impervious Cover & Waterfront Overlay Data table on this sheet for detailed information.
 ** Max. allowable per waterfront overlay



NOTE: 1. THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION.

LEGEND	
	BOUNDARY / RIGHT OF WAY
	CURB / EDGE OF PAVEMENT
	OVERHEAD UTILITY LINE
	EXISTING BUILDING FACE
	CONCRETE SWLK. / PVMT.
	NEW BUILDING ENCLOSURE OUTSIDE EXISTING FOOTPRINT



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RED BLUFF ROAD HOTEL SITE
 4701 RED BLUFF ROAD
 AUSTIN, TRAVIS COUNTY, TEXAS 78702

SITE PLAN

SITE PLAN APPROVAL Sheet ____ of ____
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

User: arnambourgeois Date: 5/27/2014 8:57 AM
 Drawing: 2101010101.dwg
 2: Project\208 - Eastside River Camp LLC\01 - Red Bluff Road Hotel\A\DWG\Sheet\288.001_CS101.dwg
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